



# Property For Sale

Telephone:  
01856873535

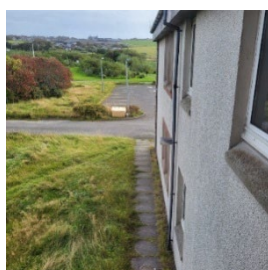
Email:  
[property@orkney.gov.uk](mailto:property@orkney.gov.uk)

## Garden House, New Scapa Road, Kirkwall KW15 1BL

Two-storey building extending to 381m<sup>2</sup> or thereby, measured on a Net Internal basis. Energy Performance Certificate Rating = C.

The former office premises is located approximately a half mile from the centre of Kirkwall, mainly surrounded by residential development and opposite the Balfour Hospital.

**CLOSING DATE: 12 Noon, MONDAY 17 FEBRUARY 2025.**



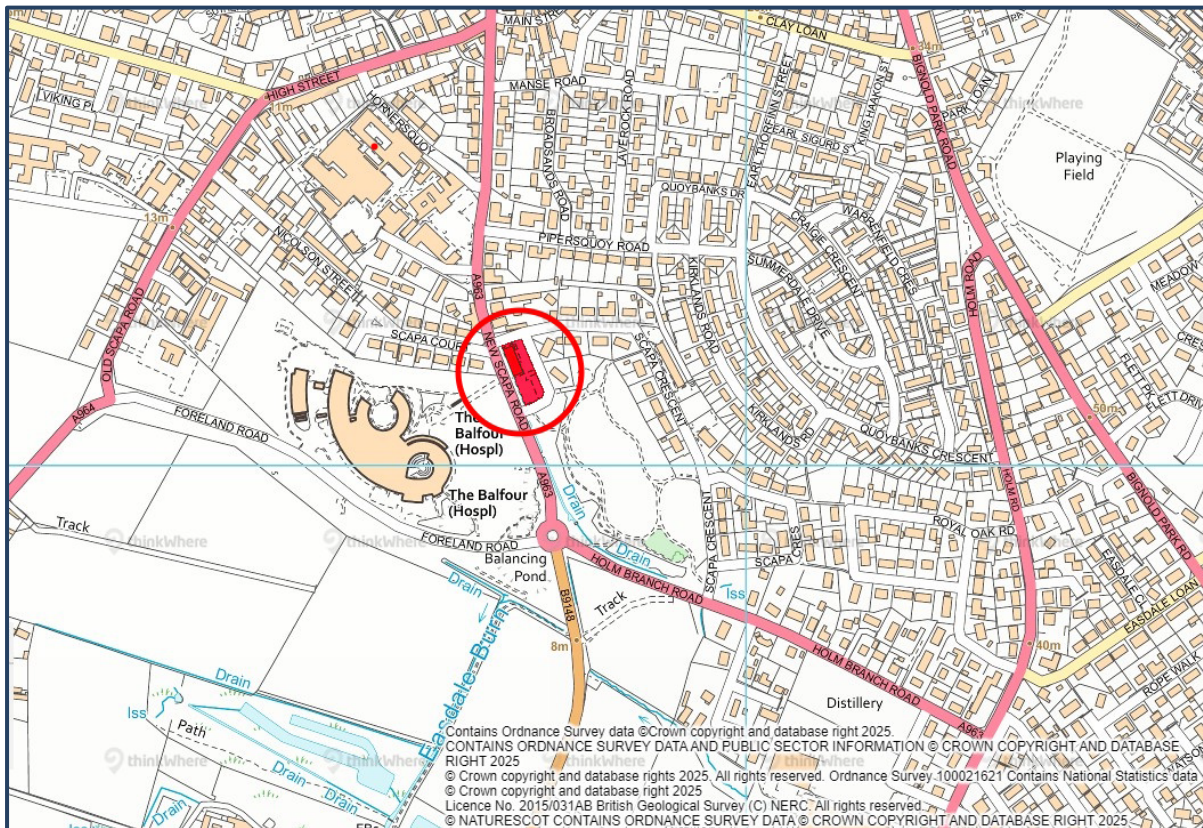
## Address

New Scapa Road, Kirkwall, Orkney, KW15 1BL.

## Location

The building is situated in the heart of Kirkwall, close to amenities and is within easy reach of the town centre and travel routes.

## Site Plan



© Crown Copyright and database right 2025. All rights reserved. Ordnance Survey License number 100021621.

## Description

The subject is a two storey self contained office building constructed in the late 1980's. It is of concrete block construction with a mixture of decorative stone and dashed finishes. The roof is pitched and timber framed with a concrete tile covering, with timber fascia and soffits and uPVC rainwater goods.

The site is landscaped to the north and east of the building and a car park to the south with 23 parking spaces. The main entrance includes a single storey porch at the front of the building.

## Accommodation

The two-storey building provides a variety of office accommodation which may be suitable for a wide range of uses. The subjects may also be suitable for redevelopment.

The nett internal floor area of Garden House, New Scapa Road is approximately 381m<sup>2</sup>. The site area is approximately 2,280m<sup>2</sup> (0.56 acres) or thereby.

## Services

All services provided are mains connected.

## Planning and Permitted Use

The building is not listed however prospective purchasers should take independent advice on its suitability for their purpose.

For planning advice please contact a Planning Adviser on 01856873535 or email: [planning@orkney.gov.uk](mailto:planning@orkney.gov.uk).

## Energy Performance Certificate

Energy Performance Certificate prepared on 4 October 2024 - Rating 'C'.

## Rateable Value

The Rateable Value is set by the Assessor and is currently £47,900. The rateable value may be reviewed by the Assessor depending on any proposed use. Interested parties should discuss their proposal with the Assessor for rates advice.

## Viewing

Viewings can be arranged on request.

Email: [property@orkney.gov.uk](mailto:property@orkney.gov.uk).

Telephone: 01856 873535 Ext 2731.

## Price

Offers over £325,000 are invited.

**CLOSING DATE: 12 Noon, MONDAY 17 FEBRUARY 2025.**

## General

The prospective purchaser should satisfy themselves in regard to the development potential of the premises prior to making an offer.

## Expressing Interest or Submitting an Offer

Prospective purchasers should submit their offer through a solicitor in the usual Scottish legal form and addressed to the Service Manager (Estates), Neighbourhood Services and Infrastructure, Orkney Islands Council, School Place, Kirkwall, Orkney KW15 1NY.

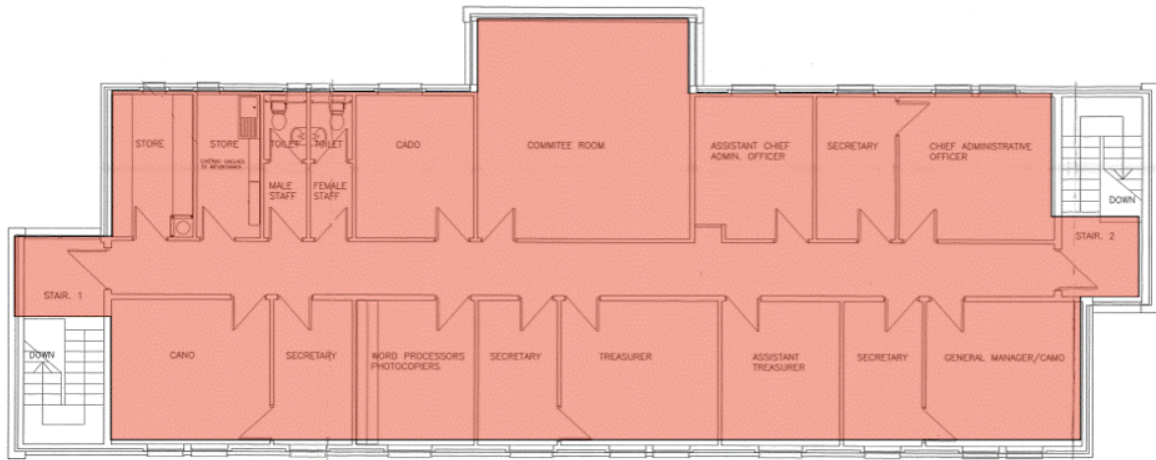
## Legal

Whilst the foregoing particulars are believed to be correct their accuracy is not warranted.

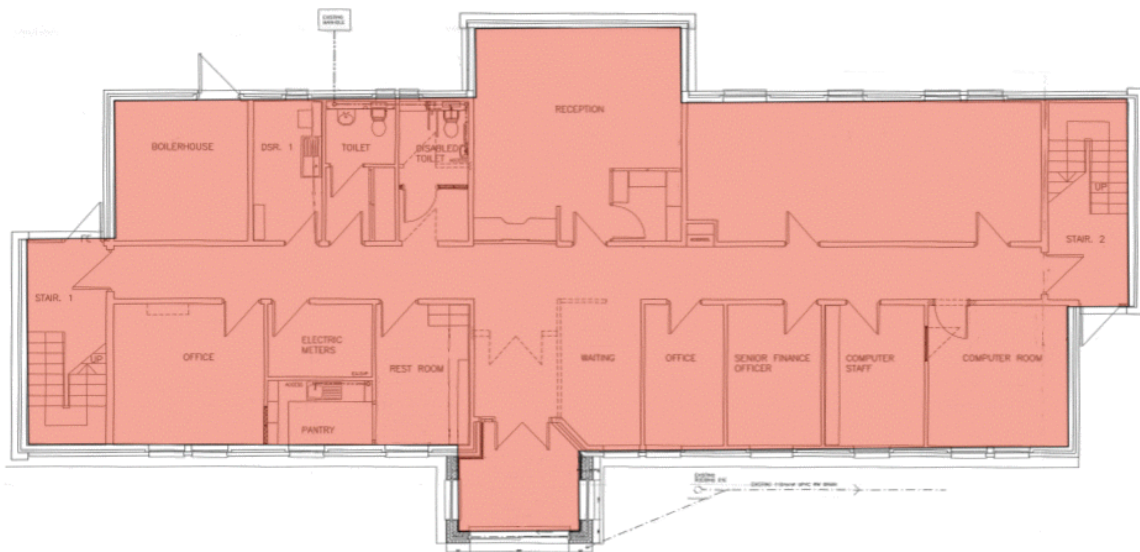
The Council reserves the right to fix or amend a closing date.

Interested parties are advised to have their Solicitor note their interest with Orkney Islands Council.

## Floor Plan

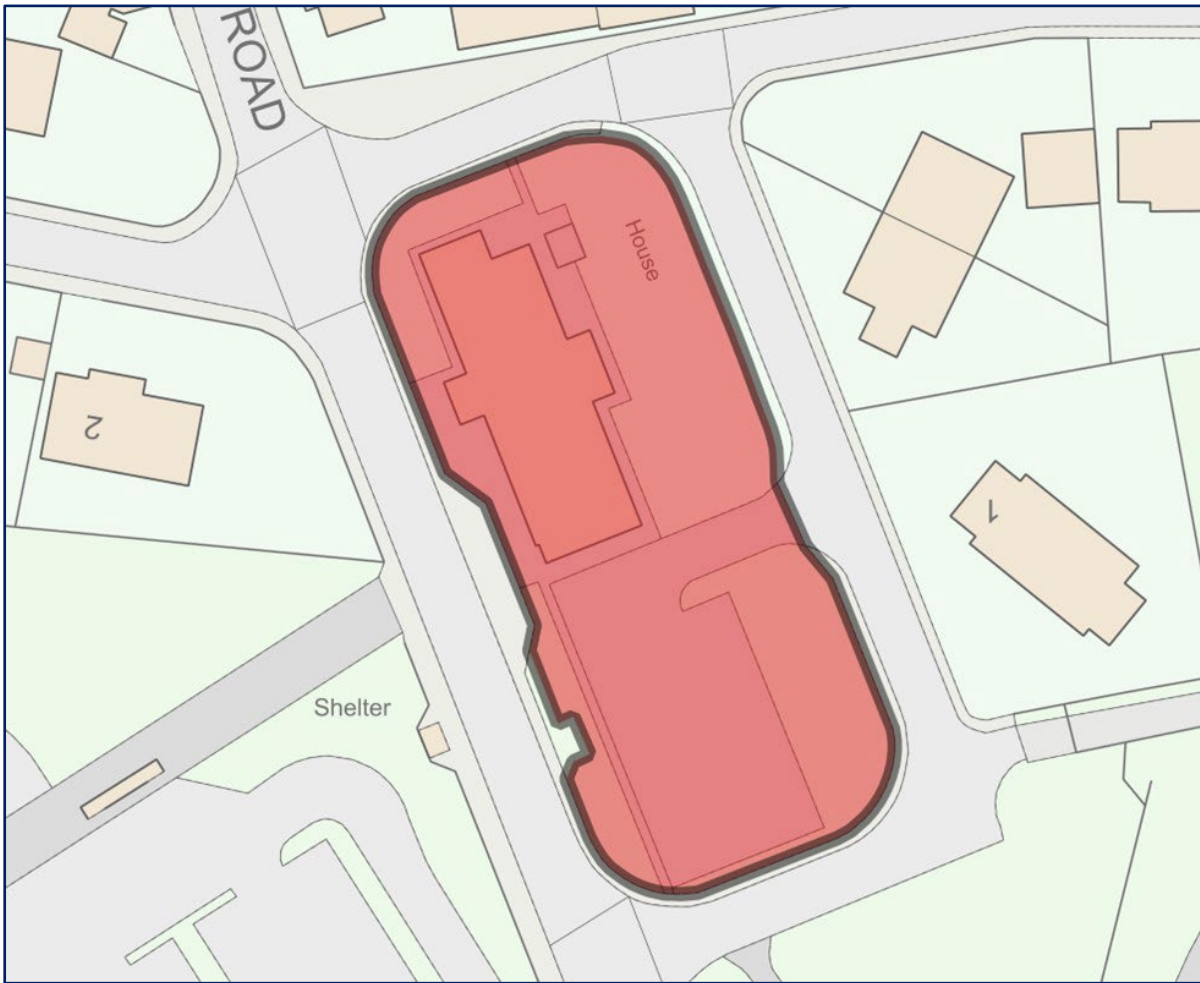


Indicative first floor plan layout – not to scale.



Indicative ground floor plan layout – not to scale.

## Indicative Site Plan



© Crown Copyright and database right 2025. All rights reserved. Ordnance Survey License number 100021621.